

## 25 Alton Gardens, Twickenham, TW2 7PD



**Asking Price £635,000 Freehold**



**A REALLY WELL PROPORTIONED THREE BEDROOM FAMILY HOME, LOCATED IN A POPULAR NO THROUGH ROAD ON THE WHITTON TWICKENHAM BORDERS. FOR SALE WITH NO ONWARD CHAIN AND PRESENTED IN GOOD DECORATIVE ORDER THIS 1930'S BUILT SEMI-DETACHED OFFERS GREAT SCOPE FOR FURTHER IMPROVEMENT.**



# 25 Alton Gardens, Twickenham, TW2 7PD

## FOR SALE:

An impressive 3 bedroom semi-detached family home with generous size rooms. The accommodation is well presented and still offers scope for further improvement and updating. There are two separate receptions, a good size entrance hall, downstairs cloakroom with WC and a modern fitted kitchen and utility area to the ground floor. On the first floor there are three ample size bedrooms and a family shower room.

Outside: There is a small fenced front garden, a shared side access driveway leads to a detached garage and the rear garden which extends to approx. 50ft. Mature borders with plants and bushes surround a central lawned area. The garage and garden shed are ideal for storage.

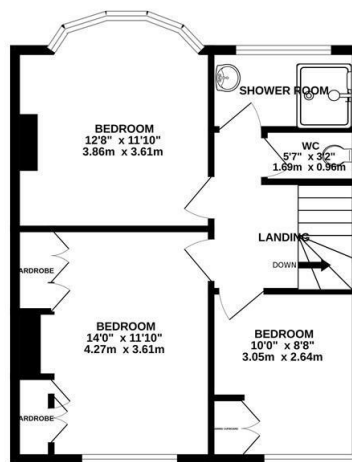
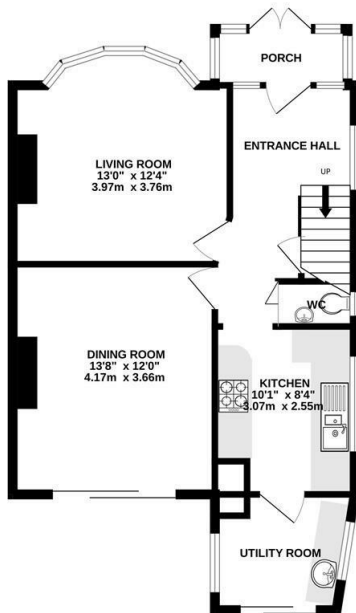
## LOCATION:

Alton Gardens is a popular residential cul-de-sac and is ideally located between Whitton & Twickenham with both High Streets and railway stations being close by. Local schools such as Chase Bridge, which is 5 mins walk away. There are good local sports and leisure facilities, including the Twickenham National Rugby Stadium.



GROUND FLOOR  
587 sq.ft. (54.6 sq.m.) approx.

1ST FLOOR  
508 sq.ft. (47.2 sq.m.) approx.



TOTAL FLOOR AREA: 1095 sq.ft. (101.7 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the footprints contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>58</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive	2002/91/EC

It is our aim to provide particulars that are both accurate and reliable but they are not guaranteed and would not form part of any offer or contract. Please contact us if you require clarification and we would be happy to assist. Please also note that the appliances and heating system have not been tested and therefore, no warranties can be given as to their condition.